

VIA FACSIMILE

January 25, 2005

Mr. Mark Edsall, P.E.
Town of New Windsor, Planning Board Engineer
McGoey, Hauser & Edsall, P.C.
33 Airport Center Drive
New Windsor, New York 12553

Re: Draft DSEIS Scoping Document - Patriot Estates/Bluff Development
Town of New Windsor, Orange County, New York
(ECSI Project No. 4133.EP)

Dear Mr. Edsall:

In accordance with our meeting of January 20, 2005, this is to inform that we have modified the Draft Scoping document previously prepared for the above project to reflect concerns expressed by area residents in four letters received by the Town Planning Board. Per your suggestions, we also made additions to further the alternative assessment section of the document, per your suggestions. The above letters were received during the Public Comment period completed for the Scoping Document on August 4, 2004. Concerns other than those already addressed in the Draft Scope, and the individuals who provided them, are outlined below.

Correspondence By Rick Olsen Dated August 4, 2004

Comment: Mr. Olsen's requests the Planning Board's consideration to ask the Applicant to establish a buffer zone between the proposed development and Park Hill Drive.

Response: *Section 7.6, Community Character, (page 7, Mitigation Measures) of the draft Scope includes an indication that the Applicant will consider a measure in the DSEIS to provide some sort of vegetative buffer between the proposed development and Park Hill Drive.*

Comment: Project land areas in the vicinity of the adjacent Cantonment property was not ever searched for historic items.

Response: *This issue will not be addressed in the DSEIS as it has been fully addressed in the original DEIS and FEIS completed for the project. It is important to note that both local and State historical experts have "signed off" on the completed Cultural Survey report and all related plans designed to safeguard potential artifacts for the subject property site.*

Correspondence Dated August 3, 2004 By Peter and Victoria Sorriento

Comment: Mr. And Mrs. Sorriento has noted their desire for the Planning Board to mandate that the Applicant provide a buffer zone between the proposed and existing development along Park Hill Drive as a means to preserve the existing community character of the nearby Park Hill Drive development.

Response: *Section 7.6, Community Character, (page 7, Mitigation Measures) of the Final Scope now includes an indication that the Applicant will consider a measure in the DSEIS to provide some sort of vegetative buffer between the proposed development and the Park Hill Drive development.*

Correspondence Dated August 3, 2004 By Paul Lander

Comment: Traffic volumes on Park Hill Drive will dramatically increase due to motorists traveling from Union Avenue to avoid the Route 32/Union Avenue intersection.

Response: *Section 7.1 (page 5, Existing Conditions), of the Final Scope presents an indication that an analysis of potential increases in traffic volumes between Union Avenue and Route 32 (southbound and northbound through the proposed development) will be provided.*

Pursuant to your suggestion, Section 8.0, Alternatives to the Proposed Action, of the Scoping document has been modified to reflect that the proposed use of an emergency crash gate will be discussed in the DSEIS as an additional alternative (see Section 8.0, Page 8, Item 4). A separate figure depicting the crash gate located at the end of Park Hill Drive will be included in Section 8.0 of the DSEIS.

Also, an additional alternative will center on evaluating the feasibility of realigning the proposed connector road with that of Park Hill Drive, through the exchange of a small strip of land from Mr. Olsen, the adjacent property owner. The successful implementation of this alternative will depend upon the completion of an agreement between the Applicant and Mr. Olsen. Separate figures depicting the Town Right-of-way along Park Hill Drive and the proposed realignment of the proposed connector road with Park Hill Drive (including curb line strengthening) will be presented in the DSEIS document (see Section 8.0, Page 8, Item 5).

In addition, Section 7.6, Community Character (page 8, *Potential Impacts*), has been revised to reflect that an analysis of existing and proposed road designs (geometrics) and handling capacity will be presented in the DSEIS to assess potential impacts to community character associated with the connection of Park Hill Drive with the proposed connector street.

We respectfully request the Planning Board's consideration to approve the attached Final Scope at their upcoming meeting of January 26, 2005, so as the Applicant can arrange to finalize the DSEIS for the project.

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If you should have any questions, please feel free to call.

Very truly yours,
ENVIRONMENTAL COMPLIANCE SERVICES, INC.

Anthony P. Russo
President

APR/cas

Cc: T. Perna, RPA Associates, LLC
G. Shaw, Shaw Engineering
M. Mason, Town of New Windsor Planning Board